

AN ORDINANCE 2006-06-15-0734

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY  
OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED  
DEVELOPMENT CODE, SECTION 35-304, OF THE CITY  
CODE OF SAN ANTONIO, TEXAS BY CHANGING THE  
ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.**

\* \* \* \* \*

**WHEREAS**, a public hearing was held regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

**WHEREAS**, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of Part of Tract E, ARB E1, NCB A-14 from "I-2" Heavy Industrial District to "IDZ" Infill Development District with uses permitted in the "C-2" Commercial District and the conditional use for a sound and recording studio.

**SECTION 2.** All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

**SECTION 3.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.


**SECTION 4.** This Ordinance shall become effective on June 25, 2006.

**PASSED AND APPROVED** this 15th day of June, 2006.

  
M A Y O R

PHIL HARBERGER

ATTEST:   
City Clerk

APPROVED AS TO FORM:   
For City Attorney

# Agenda Voting Results

**Name:** Z-9.

**Date:** 06/15/06

**Time:** 07:52:55 PM

**Vote Type:** Multiple selection

**Description:** ZONING CASE #Z2006123 (District 5): An Ordinance changing the zoning district boundary from "I-2" Heavy Industrial District to "IDZ" Infill Development Zone on Part of Tract E ARB E1, NCB A-14, 1518 South Alamo Street as requested by SAY SI, Applicant, for SAY SI, Owner(s). Staff and Zoning Commission recommend Approval.

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1	Not present			
SHEILA D. MCNEIL	DISTRICT 2		x		
ROLAND GUTIERREZ	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
DELICIA HERRERA	DISTRICT 6		x		
ELENA K. GUAJARDO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8	Not present			
KEVIN A. WOLFF	DISTRICT 9	Not present			
CHIP HAASS	DISTRICT_10		x		
MAYOR PHIL HARDBERGER	MAYOR	Not present			

# CASE NO: Z2006123

## Staff and Zoning Commission Recommendation - City Council

Date: June 15, 2006

Zoning Commission Meeting Date: May 16, 2006

Council District: 5

Ferguson Map: 616 D7

Appeal:

Applicant:

Owner:

SAY SI

SAY SI

Zoning Request: From "I-2" Heavy Industrial District to "IDZ" Infill Development Zone

Part of tract E Arb. E 1, NCB A-14

Property Location: 1518 South Alamo Street

Proposal: To operate a community arts facility

Neighborhood Association The King William Neighborhood Association is within 200 feet.

Neighborhood Plan: South Central San Antonio Community Plan

Traffic Impact Analysis:

A Traffic Impact Analysis is not required

Staff Recommendation:

Consistent.

The South Central Community Plan calls for Light Industrial at this location. The Light Industrial land-use classification allows office and limited retail uses.

Approval.

The subject property is located at the intersection of Probandt Street and South Alamo Street (both of which are collector streets). There is I-2 zoning to the north and south and west, with C-2 zoning across the street to the east. The surrounding land-uses consist of the Pioneer Flour Company to the north; a tavern and restaurant to the south; the Bluse Star Arts Complex to the east; and a Salvation Army warehouse to the west.

The subject property currently contains a large vacant warehouse. The applicant, Say Si, is currently a tenant at the Blue Star Arts Complex, which is located across the street to the east. The proposed use is a multi-purpose arts facility that will include studio, office and retail uses. IDZ zoning will allow all of the proposed uses and would be beneficial for this area.

The subject property is north of the proposed Lone Star Area rezoning, which was initiated by City Council in 2005.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Rudy Nino, Jr. 207-8389

VOTE

FOR	11
AGAINST	0
ABSTAIN	0
RECUSAL	0

**Z2006123**

**ZONING CASE NO. Z2006123** – May 16, 2006

Applicant: SAY SI

Zoning Request: "I-2" Heavy Industrial District to "IDZ" Infill Development Zone District.

Jon Hinojosa, 1414 S. Alamo, #103, Executive Director of SAY SI, stated they are a 12-year-old arts organization that is currently a tenant in the Blue Star Complex. He stated they are requesting this change in zoning to allow for a community art facility.

Staff stated there were 11 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from People Active in Community Efforts.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

**FINDING OF CONSISTENCY OF THE MASTER PLAN**

**COMMISSION ACTION**

The motion was made by Commissioner Rodriguez and seconded by Commissioner Martinez to find consistency with the neighborhood plan.

(A verbal vote was taken.)

**AYES:** Avila, Robbins, Rodriguez, Westheimer, Gadberry, Marshall, Sherrill,  
Wright, Martinez, Stribling, Gray

**NAYS:** None

**THE MOTION CARRIED**

**COMMISSION ACTION**

The motion was made by Commissioner Rodriguez and seconded by Commissioner Marshall to recommend approval.

1. Property is located on part of Tract E, Arb E1, NCB A14 at 1518 South Alamo Street.
2. There were 11 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends approval.

**Z2006123**

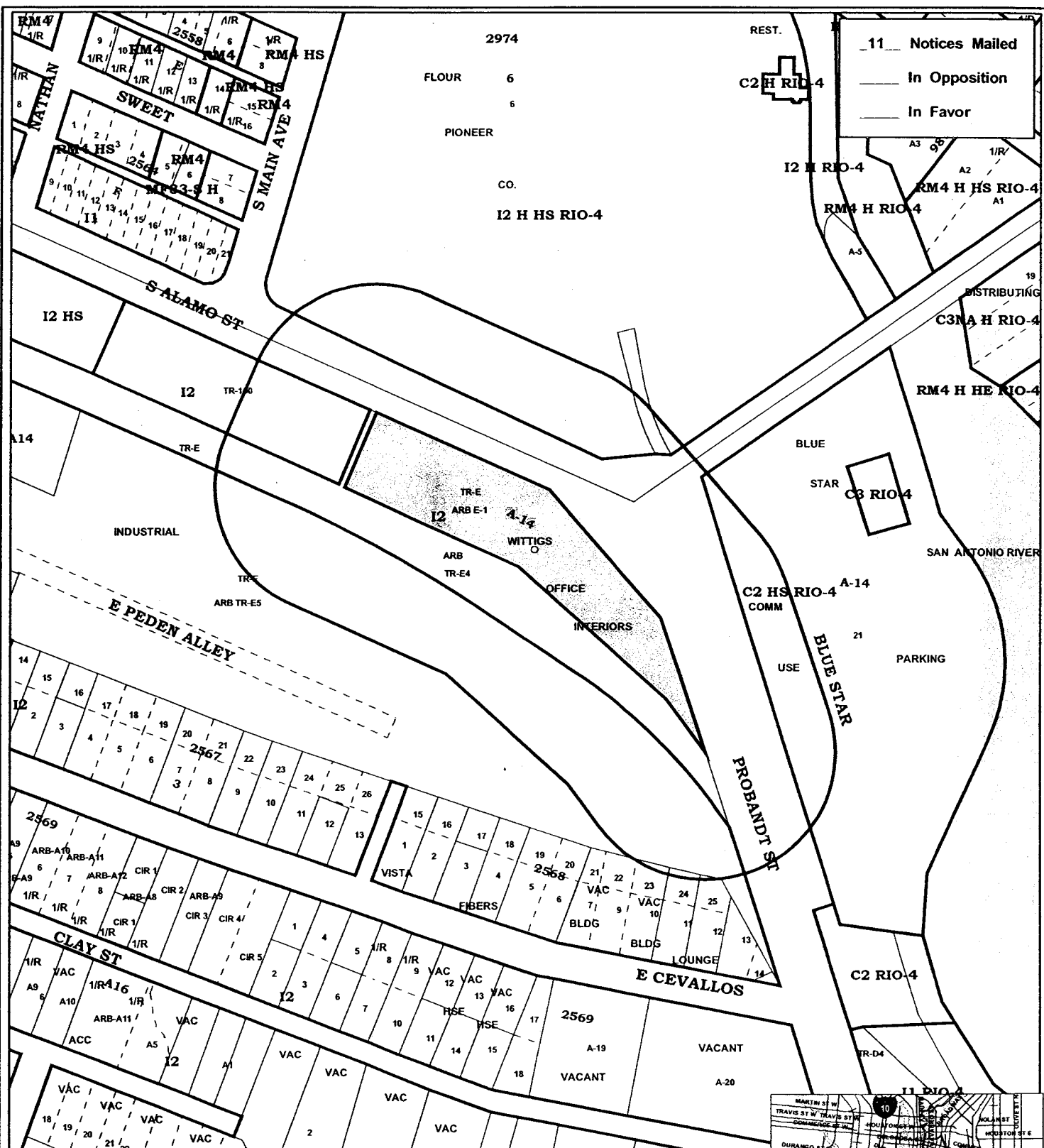
**AYES: Avila, Robbins, Rodriguez, Westheimer, Gadberry, Marshall, Sherrill,  
Wright, Martinez, Stribling, Gray**

**NAYS: None**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.



# **ZONING CASE: Z2006-123**

City Council District No. 5

Requested Zoning Change

From "I-2"

To "IDZ"

Date: June 15, 2006

Scale: 1" = 200'

□ Subject Property

○ 200' Notification



C:\May\_2\_2006

